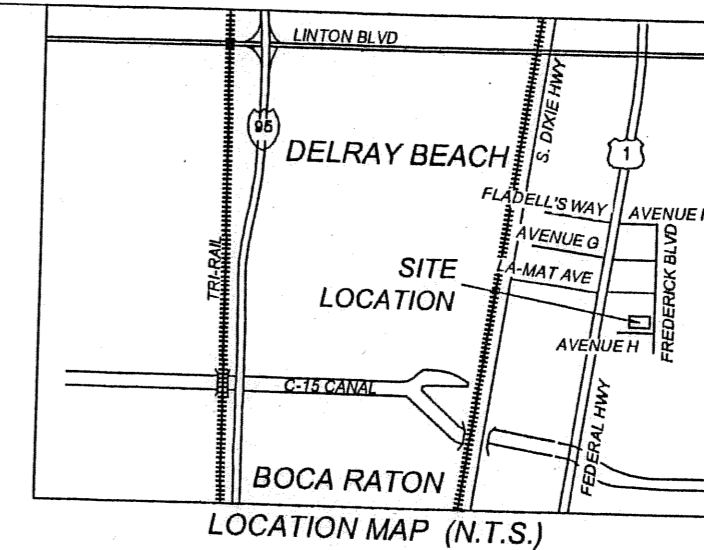
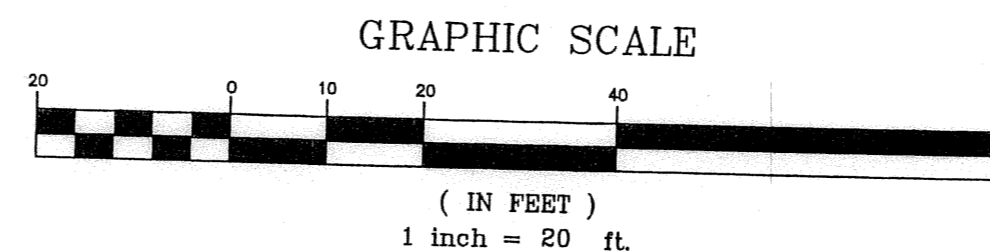


"TROPIC ISLES TOWNHOMES REPLAT"

BEING A REPLAT OF LOTS 1 THROUGH 8 AND TRACT A OF TROPIC ISLES TOWNHOMES, AS RECORDED IN PLAT BOOK 105, PAGES 19-20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 2004
SHEET 2 OF 2
SCALE: 1"=20'

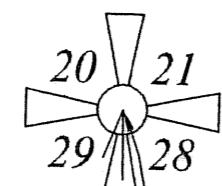


SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST

185

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 2005
and duly recorded in Plat Book
_____, Pages _____ through _____

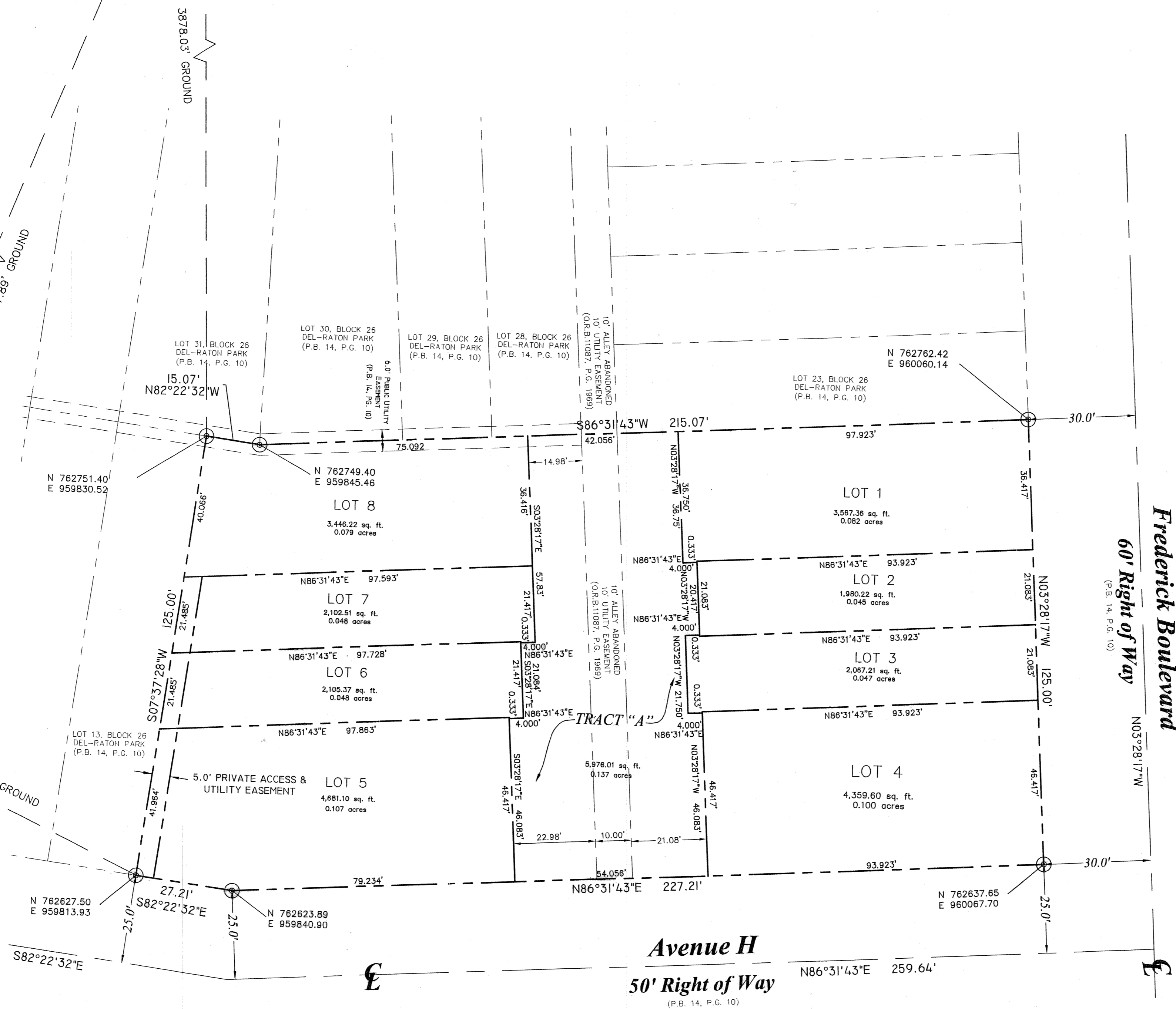
SHARON R. BOCK
Clerk and Comptroller
By: _____ D.C.



NorthWest Corner
Section 28, Township 46 South
Range 43 East
FND BRASS DISK
PALM BEACH COUNTY
N 766614.2230
E 959487.3920

N10°33'54"E GRID
3637.89' GROUND

1095.75'
N67°46'33"W GRID
PALM BEACH
COUNTY CONTROL POINT
STATION "DIXIE LAMATRA"
N 763041.9480
E 958799.5850



LEGEND:

- 01. DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.)#LB6851 (UNLESS OTHERWISE INDICATED)
- 02. DENOTES CENTERLINE
- 03. DENOTES PERMANENT CONTROL POINT
- 04. O.R.B. DENOTES OFFICIAL RECORDS BOOK
- 05. PG. DENOTES PAGE
- 06. P.B. DENOTES PLAT BOOK
- 07. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS

SURVEYOR NOTES:

- a. Bearing Reference to the State Plane Grid Datum: The centerline of Frederick Boulevard NORTH 03°28'17" WEST.
- b. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- c. The City of Delray Beach is hereby granted the right of access for emergency and maintenance purposes.
- d. There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with all building and zoning codes and/or ordinances of the City of Delray Beach.
- e. There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
- f. The Coordinates shown hereon are grid datum - NAD 83, 1990 adjustment; Zone - East Florida; Linear unit - US survey foot; Coordinate system - 1983 State Plane Transverse Mercator Projection; All distances are Ground; Scale factor - 1.00004619. (Ground distance x Scale factor = Grid Distance. No rotation between ground & grid.

THIS INSTRUMENT PREPARED BY:
BATTAGLIA LAND SURVEYORS, INC.
1692 NW MADRID WAY, BOCA RATON, FLORIDA 33432
TEL: 561.750.8108 FAX: 561.750.8110
L.B. 6851